



551 COMMUNIPAW AVENUE JERSEY CITY, NJ 07304



Space 1 & 2 Have Backyard Space

SPACE 1 HIGHLIGHTS:

- Turn-key restaurant on busy Communipaw Ave in Jersey City.
- No key money.
- Surrounded by numerous new residential development projects.
- Fantastic density in the immediate area with unbelievable traffic count 10,579 VPD
- Space can be expanded for larger space.

SPACE AVAILABLE:

- Space 1: 715 SF (Restaurant)
- Space 2: 715 SF

FRONTAGE:

- Space 1: 15 FT on Communipaw Avenue
- Space 2: 15 FT on Communipaw Avenue

CEILING HEIGHT:

- Space 1: 12 FT
- Space 2: 12 FT

POSSESSION:

- Immediate

TERM:

- Negotiable

LEASE TYPE:

- Modified Gross

ASKING RENT:

- Space 1: \$4,000/Mo
- Space 2: \$3,500/Mo

SPACE 1 UTILITIES INCLUDE:

- 2 Kitchens with equipment
- 2 Hoods
- 2 Ventilation shafts
- 1 Bathroom
- Backyard Storage
- Central Air
- Electric Security Gate
- 1 Storage Room
- Take Out Window
- 200 AMPS (Space 1 and 2)

SPACE 2 HIGHLIGHTS:

- Fully renovated retail unit
- 200 AMP Service
- Outdoor space In rear
- Electric security gate
- High ceilings



COMMERCIAL
REAL ESTATE

ANDREW R. CRISARA

(646) 522 - 9125

andrew@gridcre.com

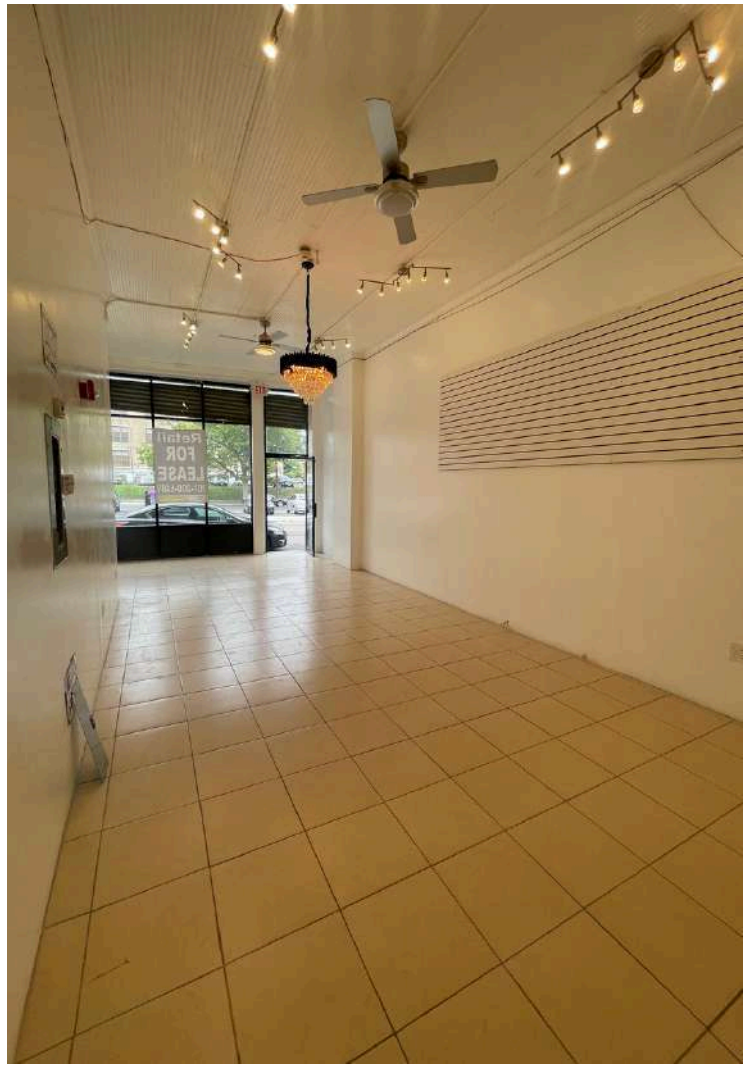
Licensed Real Estate Broker

201 Marin Blvd Unit 106, Jersey City, NJ 07302

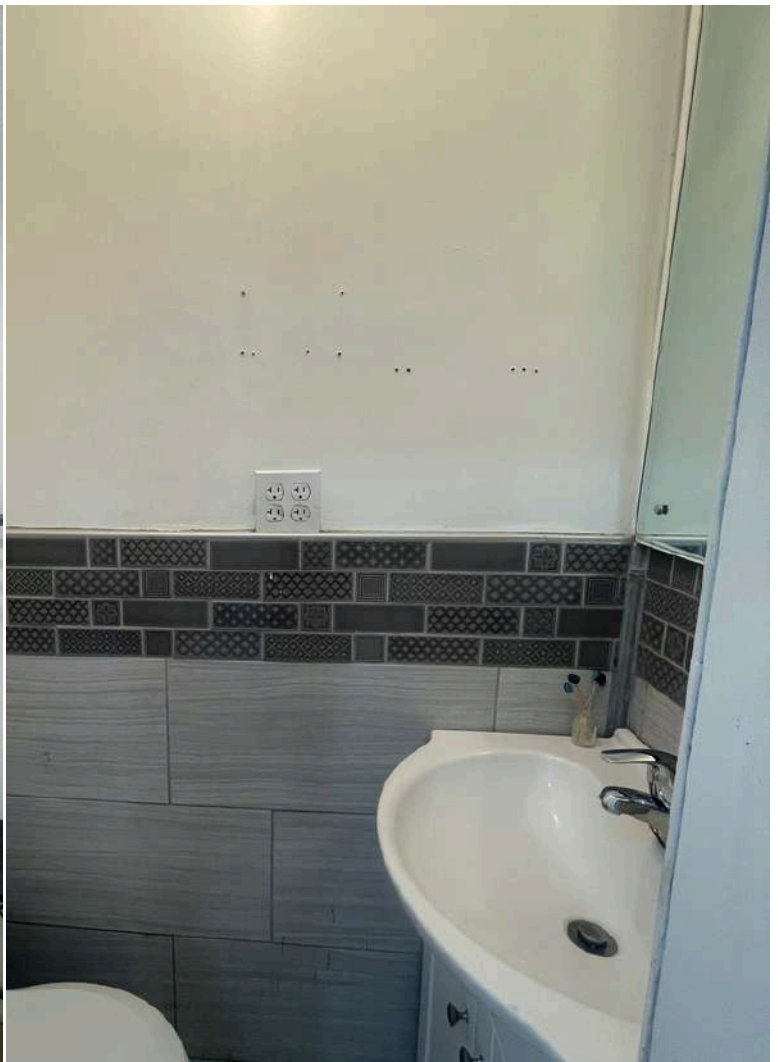
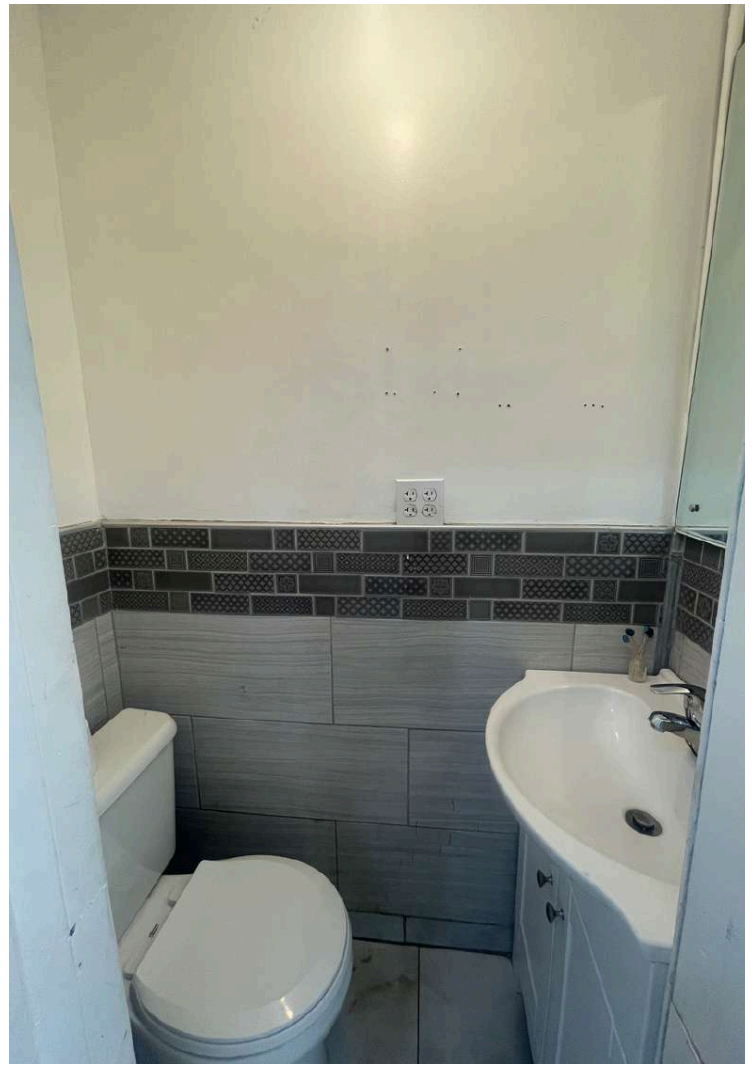
www.gridcre.com



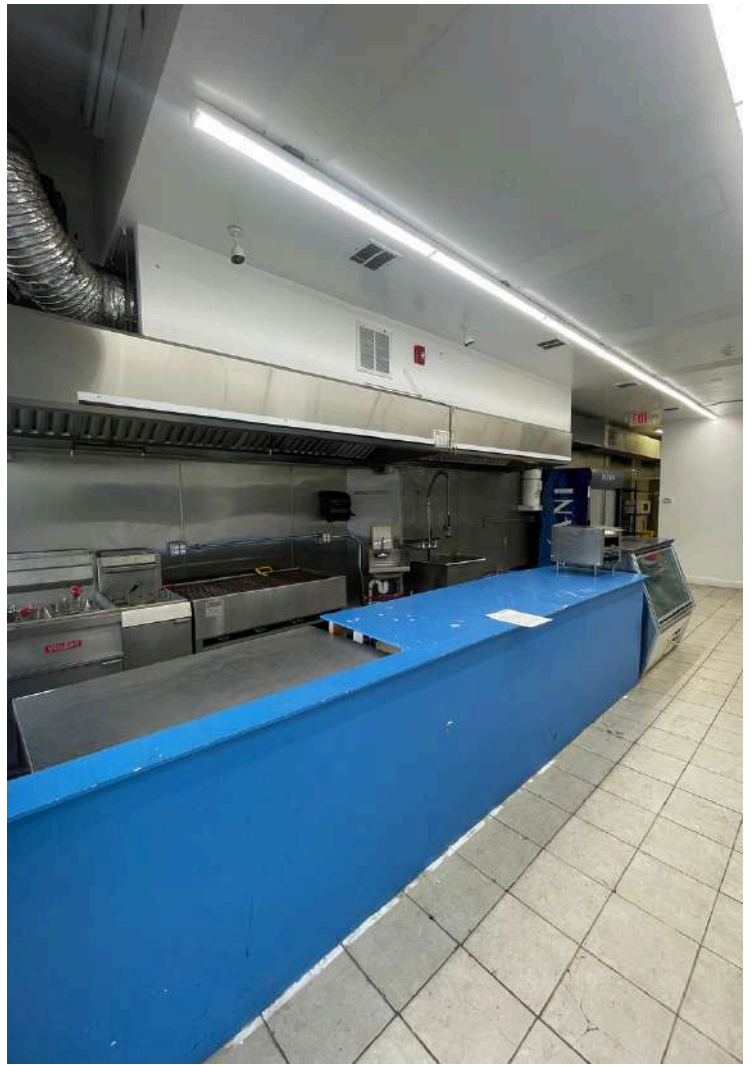
SPACE 2: INTERIOR IMAGES



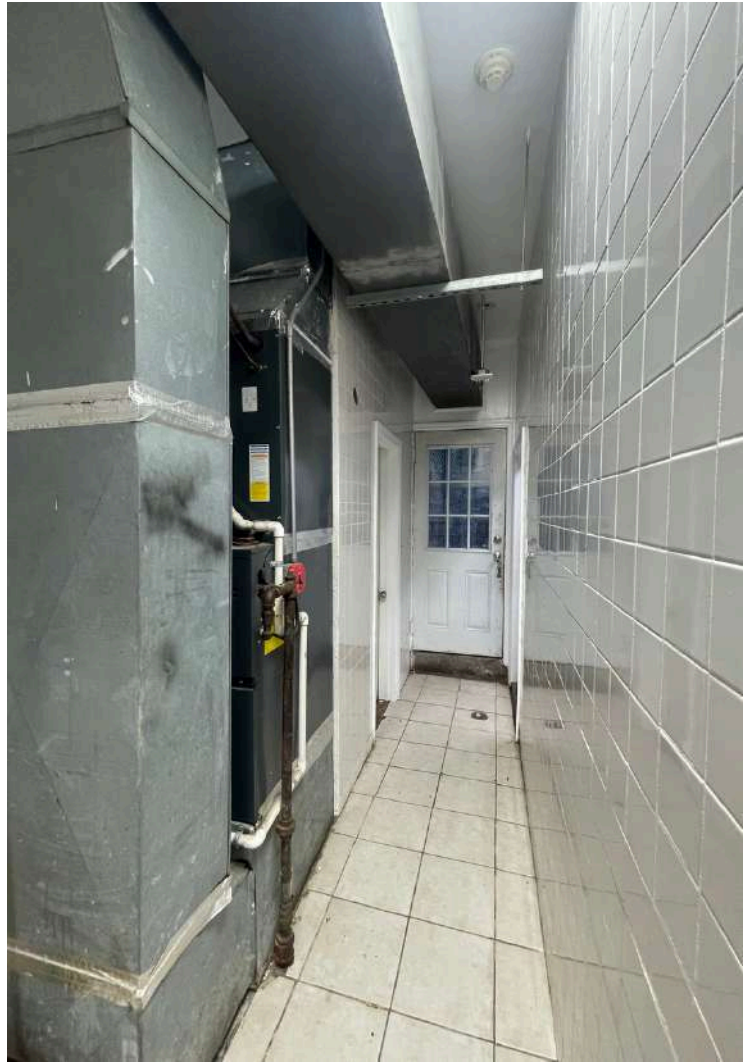
SPACE 2: INTERIOR IMAGES



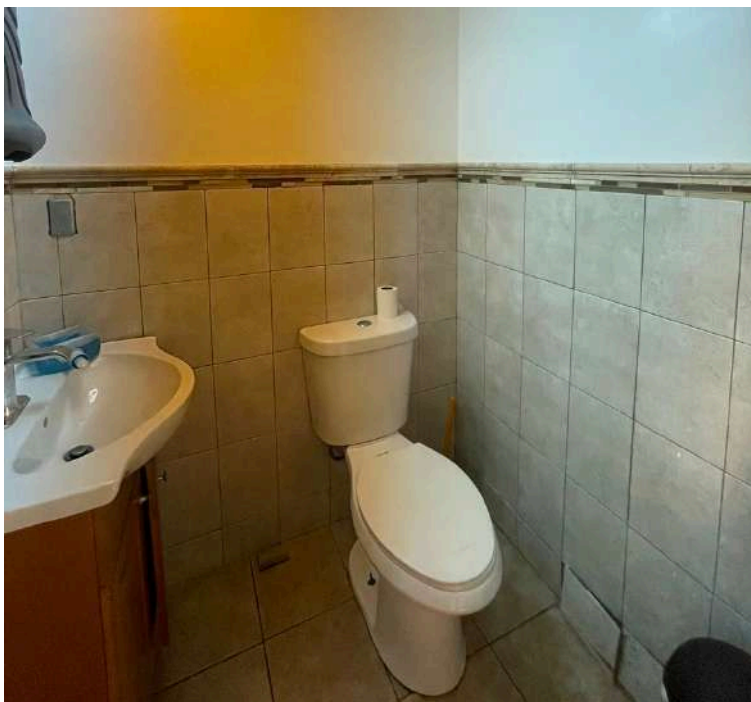
SPACE 1: INTERIOR IMAGES



SPACE 1: INTERIOR IMAGES



SPACE 1: INTERIOR IMAGES



NEIGHBORING RESTAURANTS:



FRIED CHICKEN



KFC



KINGS PRIDE
FEED YOUR SOUL



TASTY GRILL



THE LIGHT RAIL CAFE



O'lala
EPANADAS



Taqueria
Sabor Mixteca



MAWO'S KITCHEN
WEST AFRICAN CUISINE



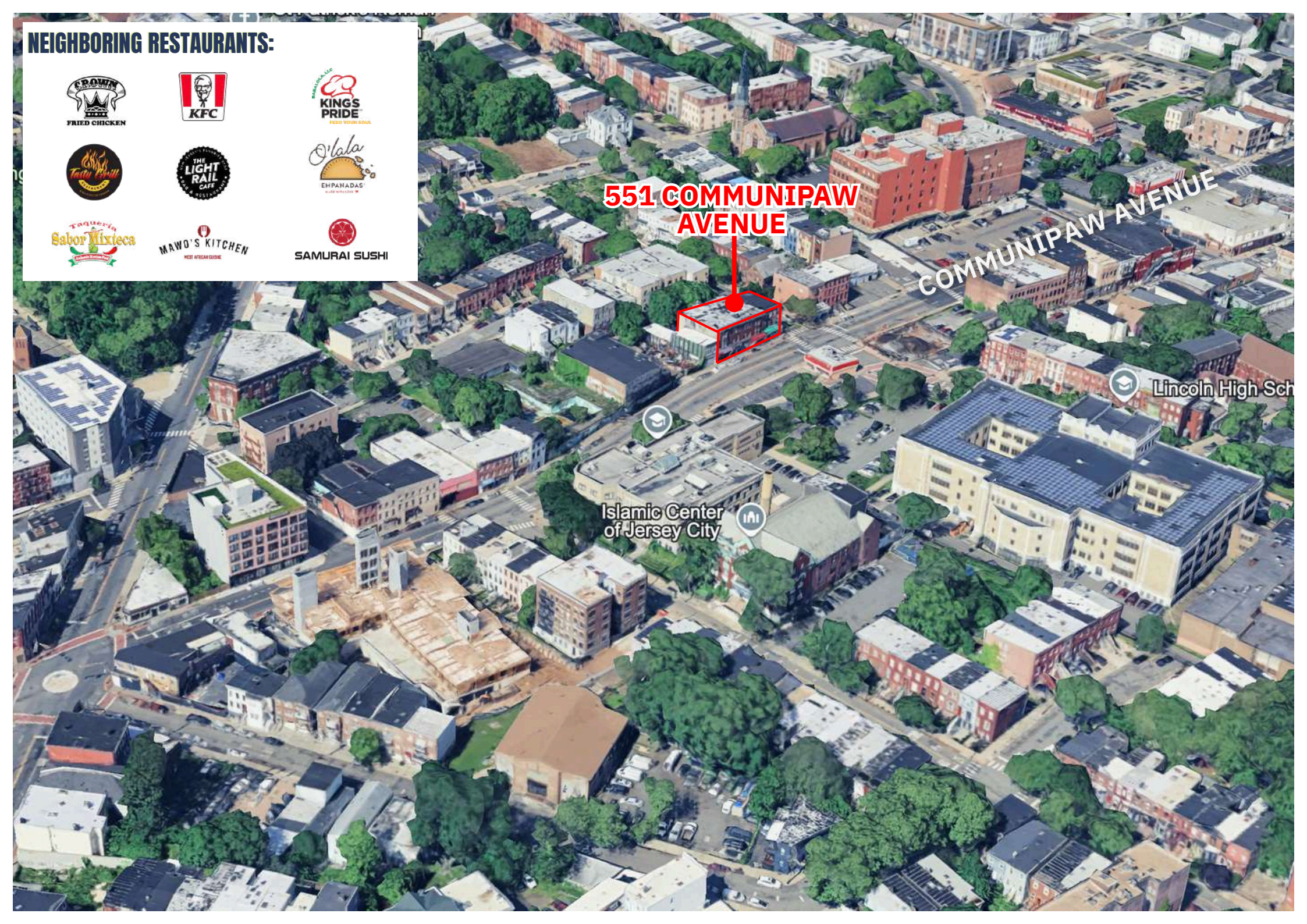
SAMURAI SUSHI

551 COMMUNIPAW AVENUE

COMMUNIPAW AVENUE

Lincoln High Sch

Islamic Center of Jersey City





ESTIMATED TOTAL POPULATION

.5 mile	33,179
1 miles	96,100
1.5 miles	171,849

ESTIMATED DAYTIME POPULATION

.5 mile	27,955
1 miles	82,183
1.5 miles	157,405

AVERAGE HOUSEHOLD INCOME

.5 mile	13,726
1 miles	38,299
1.5 miles	70,547

TOTAL BUSINESS

.5 mile	660
1 miles	2,310
1.5 miles	4,207

TOTAL EMPLOYEES

.5 mile	10,274
1 miles	30,334
1.5 miles	70,454

*2024 estimates



CONTACT AGENT:
ANDREW CRISARA
LICENSED REAL ESTATE BROKER
Andrew@gridcre.com
(646) 522 - 9125

GRID REAL ESTATE LLC DISCLAIMER. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT INDEPENDENTLY VERIFIED IT AND MAKE NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS. ANY PROJECTIONS, RENDERINGS, OPINIONS, ASSUMPTIONS, OR ESTIMATES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT OR GUARANTEE THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. PROSPECTIVE PURCHASERS, LESSEES, AND THEIR ADVISORS ARE URGED TO CONDUCT THEIR OWN THOROUGH, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS.